

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 673

Case No. 90-11

(Map Amendment @ 1412 Mass. Ave., N.W. - NAHB)

September 13, 1990

The application in Z.C. Case No. 90-11 was filed on May 17, 1990, and is a request of the National Association of Home Builders (NAHB) for a Map Amendment from SP-2 to C-4 at 1412 Massachusetts Avenue, N.W. (lot 17 in Square 213).

The subject site is bounded by M Street to the south, Massachusetts Avenue to the north and east, and 15th Street to the west. The property is currently zoned SP-2 and consists of 34,312 square feet of land area.

The applicant requests rezoning the site to C-4 zone district to enable the construction of a addition to its existing headquarter's building located at the subject site. This addition will provide the future growth needs of the facility.

NAHB expects that it will need approximately 200,000 additional square feet of space within the next 10-15 years to meet its projected long-time needs. C-4 rezoning will permit the addition of 280,751 square feet of gross floor area, which is anticipated to be adequate for NAHB to maintain its national headquarters within the District of Columbia.

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.0 for residential and 3.5 for other permitted uses, and a maximum lot occupancy of eighty percent for residential uses.

The Planned Unit Development (PUD) guideline for the SP-2 District permit a total FAR of 6.5 and a height of 90 feet. Of this 6.5 FAR of which 4.5 FAR can be used for non-residential uses, including hotels and motels.

The C-4 District is the downtown core comprising the retail and office centers for both the District of Columbia and the metropolitan area, and allows office, retail, housing and mixed uses to a maximum height of 110 or 130 feet, a maximum lot occupancy of one hundred percent, and a maximum FAR of 8.5 or 10.0, which the maximum height and FAR dependent upon the width of adjoining streets.

The PUD guideline for C-4 district permit a total FAR 10.5 and a height of 130 feet. C-4 district facing a street at least 110 feet wide may have a total FAR of 11.0.

On August 6, 1990, at its regular monthly meeting, the Zoning Commission for the District of Columbia considered the instant application to determine whether to authorize the scheduling of a public hearing.

Advisory Neighborhood Commission 2C did not comment on the application.

No letters or comments were received in support of or in opposition to the application.

The District of Columbia Office of Planning (OP), by preliminary report dated July 29, 1990, recommended that the application be denied a set down for public hearing. OP indicated that a straight map amendment from SP-2 to C-4 does not afford appropriate guidelines and controls, which are necessary in order that the potential development of the site does not impact adversely on the critical transition zone along Massachusetts Avenue. OP further indicated that Council mandated efforts to bring zoning proposals to the Zoning Commission by May 1991 to ensure that zoning is not inconsistent with the Comprehensive Plan. OP stated that those efforts are currently underway, and that the proposed rezoning would be premature. The OP report further suggested that the only tool presently available to the applicant which can address development guidelines and controls for the site is the PUD process.

The Commission concurs with the OP and its recommendation. The Commission believes that the application lacks sufficient merit to be set down for public hearing.

The Commission further believes that the application is not in the best interest of the District of Columbia, is inconsistent with the intent and purpose of the Zoning Regulations and Zoning Act, and is inconsistent with the Comprehensive Plan for the National Capital, as amended.

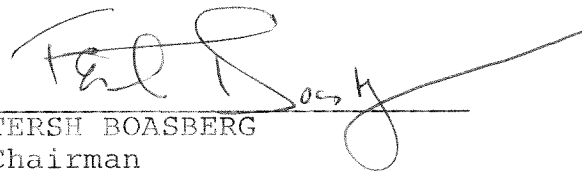
Upon consideration of the reasons set forth therein; the Zoning Commission for the District of Columbia DENIES Case No. 90-11, without a public hearing.


Vote of the Zoning Commission taken at its regular public meeting on August 6, 1990: 4-1 (John G. Parsons, Tersh Boasberg, and William L. Ensign, to deny and Maybelle Taylor Bennett, to deny by proxy, - Lloyd D. Smith, to oppose).

This order was adopted by the Zoning Commission at its regular monthly meeting on September 13, 1990 by a vote of 4-0 (Maybelle Taylor Bennett, William L. Ensign and Tersh Boasberg, to adopt, and John G. Parsons, to adopt as recorded later in the meeting - Lloyd D. Smith, present not voting).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register, that is, on

OCT - 5 1990.

  
\_\_\_\_\_  
TERSH BOASBERG  
Chairman  
Zoning Commission

  
\_\_\_\_\_  
EDWARD L. CURRY  
Executive Director  
Zoning Secretariat

zcorder673/EB64